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0001

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 201

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	5 - 5 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	V - Very Good	

**BATH FEATURES**

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1
Lower

Totals	RMS: 4	BRs: 2	Baths: 1	HB
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1971
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**OTHER FEATURES**

Kits:	1	Rating: Average	
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	S - Side
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.903699994
Name:	16 - 6031

**DEPRECIATION**

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	28.8	%

**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.16518855
Const Adj.:	1.31182897
Adj \$ / SQ:	496.772
Other Features:	32816
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644411
Depreciation:	185590
Depreciated Total:	458821

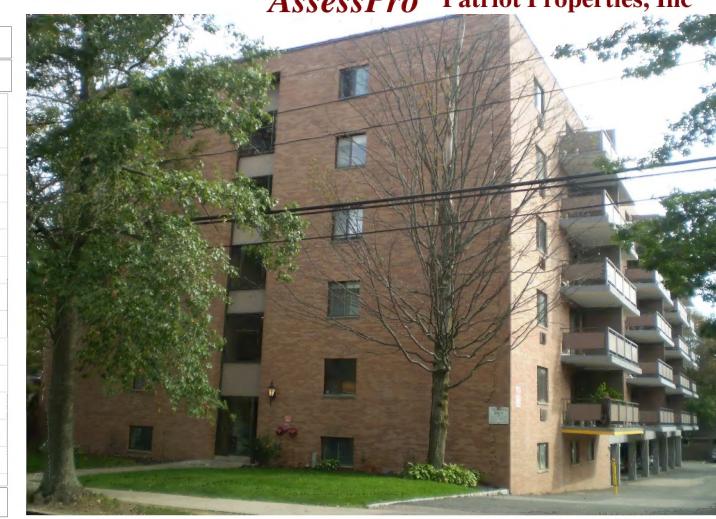
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu	Ten
GLA	Gross Liv Ar	902	496.770	448,088						
Size Ad	902	Gross Area	902	FinArea	902					

**IMAGE**
**AssessPro** Patriot Properties, Inc
**MOBILE HOME**
 Make:  Model:  Serial #:  Year:  Color: 
**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID** 011.A-0001-0201.0